

094.0

0004

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

628,600 /

628,600

USE VALUE:

628,600 /

628,600

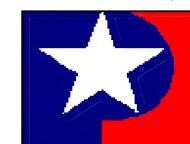
ASSESSED:

628,600 /

628,600

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY


**Patriot**  
 Properties Inc.

No	Alt No	Direction/Street/City
6		PETER TUFTS RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GRAY ANNE/LIFE ESTATE	
Owner 2:	
Owner 3:	

Street 1: 6 PETER TUFTS RD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1: GRAY ANNE/LIFE ESTATE -
Owner 2: -

Street 1: 6 PETER TUFTS RD
Twn/City: ARLINGTON

St/Prov: MA	Cntry:
Postal: 02474	Type:

NARRATIVE DESCRIPTION
This parcel contains 4,384 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1152 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl 2 % Infl 3 % Appraised Alt % Spec J Fact Use Value Notes

101 One Family	4384	Sq. Ft.	Site	0	70.	1.26	5															
----------------	------	---------	------	---	-----	------	---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value									61710	
101	4384.000	242,500		386,100	628,600									GIS Ref	
Total Card	0.101	242,500		386,100	628,600					Entered Lot Size				GIS Ref	
Total Parcel	0.101	242,500		386,100	628,600					Total Land:				Insp Date	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	545.66	/Parcel: 545.6					Land Unit Type:				08/16/18	

PREVIOUS ASSESSMENT										Parcel ID		094.0-0004-0009.0			
---------------------	--	--	--	--	--	--	--	--	--	-----------	--	-------------------	--	--	--

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	242,600	0	4,384.	386,100	628,700	628,700	Year End Roll	12/18/2019
2019	101	FV	208,100	0	4,384.	391,600	599,700	599,700	Year End Roll	1/3/2019
2018	101	FV	214,900	0	4,384.	292,300	507,200	507,200	Year End Roll	12/20/2017
2017	101	FV	214,900	0	4,384.	264,700	479,600	479,600	Year End Roll	1/3/2017
2016	101	FV	214,900	0	4,384.	253,700	468,600	468,600	Year End	1/4/2016
2015	101	FV	203,100	0	4,384.	215,100	418,200	418,200	Year End Roll	12/11/2014
2014	101	FV	203,100	0	4,384.	204,100	407,200	407,200	Year End Roll	12/16/2013
2013	101	FV	203,100	0	4,384.	194,100	397,200	397,200		12/13/2012

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes								
GRAY ANNE/LIFE	69755-577		8/11/2017	Convenience		1	No	No	Remainder Richard P Gray III -> Trust								
GRAY ANNE,	69755-570		8/11/2017	Convenience		1	No	No									
GRAY RICHARD P	67998-571		9/12/2016	Convenience		1	No	No									
GRAY RICHARD P,	66938-326		3/16/2016	Convenience		1	No	No									
	10755-309		2/15/1965														

BUILDING PERMITS										ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name
10/9/2018	1464	Re-Roof	16,433	C		G6	GR FY06	GUT REMOD OF KIT		8/16/2018	MEAS&NOTICE	BS	Barbara S
11/17/2003	998	Redo Kit	30,000	C		G6	GR FY06	GUT REMOD OF BTH		12/10/2008	Entry Denied	197	PATRIOT
9/2/2003	738	Redo Bat	18,000	C		G6	GR FY06			8/2/2005	Permit Visit	BR	B Rossignol
										2/1/2000	Meas/Inspect	197	PATRIOT
										12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 6	Colonial			Full Bath: 1	Rating: Very Good			PDAS.													
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 1	- Concrete			A 3QBth:	Rating:																
Frame: 1	- Wood			1/2 Bath:	Rating:																
Prime Wall: 4	- Vinyl			A HBth:	Rating:																
Sec Wall:		%		OthrFix:	Rating:																
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>																	
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good																
Color: BEIGE				A Kits:	Rating:																
View / Desir:				Frl:	Rating:																
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																
Grade: C	- Average			<b>CONDOS INFORMATION</b>																	
Year Blt: 1928	Eff Yr Blt:			Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct: G6		Fact: .		Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wall: 2	- Plaster			Functional:		%		Interior:		1	6	3									
Sec Int Wall:		%		Economic:		%		Additions:													
Partition: T	- Typical			Special:		%		Kitchen: 2003													
Prim Floors: 4	- Carpet			Override:		%		Baths: 2003													
Sec Floors: 3	- Hardwood	40 %			Total: 18.6 %			Plumbing:													
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>				Electric:													
Subfloor:				Basic \$ / SQ: 125.00				Heating:													
Bsmnt Gar: 1				Size Adj.: 1.35000002				General:													
Electric: 3	- Typical			Const Adj.: 0.98402047																	
Insulation: 2	- Typical			Adj \$ / SQ: 166.053																	
Int vs Ext: P				Other Features: 69500																	
Heat Fuel: 1	- Oil			Grade Factor: 1.00																	
Heat Type: 5	- Steam			NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC:		LUC Factor: 1.00																	
Solar HW: NO		Central Vac: NO		Adj Total: 297953																	
% Com Wall:		% Sprinkled:		Depreciation: 55419																	
				Depreciated Total: 242534																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 094-0-0004-0009.0												<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:													Total Special Features:							
														Total:							